



# **Housing**

# **Subcommittee**

## Measure J Funding

## Recommendations

## Slate #1:

### RECOMMENDATION #1:

**Create a paid community advisory board comprised of systems-impacted people, including people with lived experience of homelessness and/or housing instability, that has decision-making power and can provide accountability to the Measure J implementation process**

- This recommendation aligns with ATI Recommendation #86 to “create, staff, and fund an Advisory Collaborative of Impacted People to ensure there is continuous feedback and accountability to the prioritized communities and LA County at large in the implementation of the comprehensive roadmap”
  - The Reentry Health Advisory Collaborative (RHAC) is a model for how this kind of community advisory board could work; the RHAC is an 11-member group of formerly-incarcerated individuals that has been working with the County to identify strategies for improving the quality of community and correctional health care services and has been involved in planning the closure of Men’s Central Jail
- Formal and public consultation with this Community Advisory Board must be integrated into the annual budgetary process for both the Chief Executive Officer’s office and the Board Deputies

### RECOMMENDATION #2:

**Identify a Third Party Administrator ensuring funding can be accessed by community-based organizations**

#### Proposed Guidelines for a Third Party Administrator:

- Utilize an intermediary that has the capacity for auditing and reporting to the County
- Prioritize funding for smaller community-based organizations that do not have existing contracts with the County and/or have historically been unable to access County funding and contracting processes
- Limit reporting requirements of the community-based organizations receiving funding to minimize barriers for those organizations



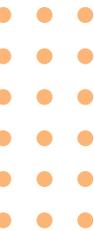
- Provide capacity-building to smaller community-based organizations that are:
  - Based in areas of specific economic disadvantage and/or areas disproportionately impacted by LA County’s carceral system, and/or
  - Led by systems-impacted individuals and/or those from communities disproportionately impacted by LA County’s carceral system, and/or
  - Led by survivors of Domestic Violence/Intimate Partner Violence
- The Third Party Administrator has a commitment to hire Black and BIPOC (Black, Indigenous, People of Color) consultants to provide the capacity-building

### RECOMMENDATION #3:

**Eligible County programs can submit proposals for Measure J funding if and only if at least 85% of the funding is distributed directly to community-based organizations (CBOs)**

#### Proposed Guidelines for County proposals:

- Prioritize CBOs that are:
  - Based in geographic areas of specific economic disadvantage and areas that have been disproportionately impacted by LA County’s carceral system, and/or,
  - Led by systems-impacted individuals and/or those from communities disproportionately impacted by LA County’s carceral system, and/or,
  - Prioritize CBOs that are led by survivors of Domestic Violence/Intimate Partner Violence
- Eligible county programs must standardize and streamline contracting RFPs (*Requests for Proposals*) across agencies to ease entry for providers
- Prioritize programs that provide permanent housing solutions coupled with trauma-Informed and culturally-competent, supportive, and/or wraparound services



## Slate #2:

### Proposed Breakdown for Measure J

- 55-60%** of Measure J Housing funds to be dedicated to Permanent Housing resources, including: Permanent Supportive Housing (PSH), Rapid Rehousing (RRH) and Community Land Trust (CLT) recommendations
- 10-15%** of Measure J Housing funds to be dedicated to Interim Housing (Transitional & Emergency shelter including Safe Landing Housing)
- 30%** of Measure J Housing funds to be dedicated to Other Supportive Services including COVID Relief & Rental Forgiveness and Codified Right to Counsel Expansion

#### RECOMMENDATION #4:

#### Safe landing and stabilization for those who are immediately exiting the carceral system

- Expand emergency housing options, including motel vouchers and linkages to Interim Housing and other supportive services as needed
  - Connect people to essential services including basic needs, mental health, wellness and life-skills programs, and case management, with a path to permanent housing
- Invest in jail pick up programs to transport those exiting the carceral system and/or people experiencing homelessness to a safe landing location or housing site
- Stabilization and appropriate interim housing can include:
  - The proposed DHS (Department of Health Services) Safe Landing Interim Housing/ Diversion Program that will create 300 Safe Landing Beds at 2-4 sites that will offer 24/7 services for individuals living with multiple complex conditions and vulnerabilities who are at high risk of incarceration and hospitalization

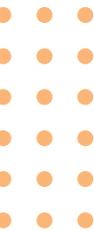


- The proposal of DPH-SAPC (Department of Mental Health Substance Abuse Prevention and Control) to expand Recovery Bridge Housing would increase the number of abstinence-focused, peer-supported housing for up to 180 days for patients who are houseless or unstably housed, and concurrently participate in outpatient-type treatment settings

## RECOMMENDATION #5:

### Balance immediate and long-term solutions that expand affordable housing models

- Expand and leverage funding for existing Interim Housing, Rapid Rehousing, and Permanent Supportive Housing programs that are specifically for individuals impacted by the carceral system, with the understanding that the County needs an approach that addresses the needs of various sub-populations; any interim housing funded by Measure J should be tied to and include a pathway to permanent housing
  - Programs funded must allow for new and alternative referral pathways (separate from law enforcement and/or probation) and require that persons being diverted from and/or exiting the carceral system be priority populations
  - Ensure that supportive services (including case management and workforce development services) are paired with housing programs and are provided by agencies that:
    - Are led by systems-impacted individuals and/or those from communities disproportionately impacted by LA County’s carceral system, and
    - Center trauma- and resiliency-informed care
  - Increase the number of community health workers and peer providers who are individuals with lived experience of incarceration such as through:
    - DHS’s Whole Person Care Reentry Pre-Release Program, which proposes to use Measure J funding to extend the program past its current funding expiration on December 31, 2021—this program employs community health workers who were previously incarcerated to provide release planning and linkage to community services for individuals in LA County jails experiencing chronic or complex medical conditions, mental illness, substance use disorders and/or houselessness





- For youth, we must invest in housing programs and interventions that are tailored for at-risk youth and system-impacted transition-age youth; housing for youth should be informed by individuals with lived experience with the foster care and/or juvenile justice systems, and also implemented by providers with lived experience; as should be the case for all sub-populations, Measure J dollars should not be used to fund youth housing interventions that expand the surveillance of families, and supportive services should be provided but not required in order to access youth housing programs
- The expansion of housing programs should include population-specific solutions that create housing opportunities for sub-populations that have been disproportionately harmed by historic and systemic racism and/or the criminal justice system, including, but not limited to: Black People, Native Americans, Youth/Transition Age Youth, and Young Mothers/Pregnant Women, particularly Black Women; potential population-specific programs can include:

***The proposed DPH African American Infant and Maternal Mortality (AAIMM) Restorative Care Village*** that will provide housing for up to 100 Black pregnant people in an oasis of restorative, family-centered care with community-based prenatal health and wellness services through each infant’s first birthday

***The Workforce Development, Aging, and Community Services (WDACS) proposal*** which seeks to address housing insecurity and houselessness in the American Indian and Alaska Native Population; Measure J funding would go to expanding rental assistance and voucher eligibility for Federal Block Grant Funding for Native American individuals and families living above 100% of the federal poverty level, yet who are still at risk of losing their housing or without stable housing

***Office of Diversion and Reentry’s (ODR) Maternal Health Division PSH (Permanent Supportive Housing) program***, which would help divert an additional 75 women from jails (25 per year for 3 years) with permanent housing and supportive services

***Department of Health Services (DHS) - ODR’s Breaking Barriers Rapid Rehousing and Jobs proposal***, which would expand the justice-specific Rapid Rehousing program, which provides access to housing for 24 months, supportive services, and workforce development opportunities to end client houselessness and provide an opportunity for self sufficiency





## RECOMMENDATION #6:

### Dedicate funding to both Alternatives To Incarceration and Direct Community Investment

- Use Measure J dollars to provide critical COVID-19 rental forgiveness and eviction prevention.
  - The COVID-19 pandemic has caused particular devastation to community members who are Black, Indigenous, Latinx, undocumented, transgender/gender non-conforming, survivors of domestic violence, elderly, disabled, and low-income; with the upcoming end of eviction moratoriums at the local, state and federal levels, countless members of these same groups will find themselves evicted, potentially houseless, and/or with an eviction on their public record that can hinder them from accessing stable housing in the future
  - The use of Measure J dollars for rental forgiveness was explicitly named in the implementation motion; rent forgiveness dollars should be specially directed toward populations who were excluded from or had limited access to federal relief packages, such as formerly-incarcerated people and Los Angeles’s undocumented community
  - Relevant proposal: Stay Housed LA is a temporary program that contracts with legal aid groups and community-based organizations to provide expanded eviction defense services including: free legal representation, short-term rental forgiveness, in-language outreach and education, and wraparound services to help maintain housing stability
- Scale infrastructure for permanent affordability of housing with an emphasis on community control of housing, which will lead to greater stabilization for communities disproportionately impacted by the carceral system and prevent further displacement of populations at higher risk of losing stable housing; models to be funded for increasing permanent affordability include, but are not limited to:
  - Community land trusts
  - Master-leasing
  - Purchasing buildings with expiring affordable housing covenants
- Use funding to acquire buildings with expiring affordable housing covenants and create a pipeline of buildings with upcoming expiring affordability covenants to monitor and ensure high risk tenants are not displaced





- Expand tenants' rights by codifying the right to counsel for tenants facing eviction in order to stabilize communities, prevent homelessness and reduce the criminalization of already over-policed communities:
  - The 43,000 evictions that take place each year are primary drivers of houselessness and perpetuate anti-Blackness by disproportionately displacing Black tenants and other tenants of color
  - The eviction process also contributes to mass incarceration and police violence against communities of color; by giving tenants a right to an attorney, the County can reduce the in-flow into houselessness, disrupt a pathway into the carceral system and invest in the cheapest housing solution of them all: helping tenants stay housed where they already live
  - So far, Stay Housed LA has demonstrated how effective eviction prevention and eviction defense services are, but it is able to reach only a small percentage of tenants facing eviction; the County must fund a codified right to counsel so that no tenant faces an eviction alone and so that we stop the in-flow to houselessness
- Explore innovative policy solutions and legislation to build potential infrastructure for future Measure J Funding Recommendations
  - Study how a Tenant Opportunity to Purchase Act (TOPA) could operate within unincorporated LA County
    - A TOPA program would require owners of rental occupied units to offer tenants the right-of-first-refusal when the owner decides to sell the building; the notification initiates a process that affords tenants the opportunity to organize, raise funds, and solicit outside assistance in order to purchase their unit and/or building; a TOPA-type program could also give tenants the option to assign their rights to a third-party, such as a nonprofit developer that agrees to preserve tenant affordability
    - TOPA programs are a proven way for tenants and communities of color to resist displacement and partake in ownership of land and housing, which provides stability and helps prevent homelessness





*Relevant ATI Foundational Recommendations:*

- *#20: Expand or refine affordable successful housing models designed for and tailored to justice-involved individuals with mental health and/or substance use disorder needs*
- *#31: Remove barriers to treatment, employment, and affordable housing, including recovery housing, based on stigmatization and discrimination due to record of past convictions through local and state legislative intervention or updating County policies*
- *#48: Develop and expand pre-arrest and pre-booking diversion programs, using decentralized, cross-functional teams to coordinate behavioral health assessments and connections to community-based systems of care, for people whose justice system involvement is driven by unmet behavioral health needs, in coordination with law enforcement and community providers*

